

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

January 8, 2018

Jackie McDowell
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

RE: Sunset Farms / Puesta Del Sol Subdivision
336 Luis Sanchez Place SW
Request for Permanent C.O. – Not Accepted
Engineer's Stamp Date: 06/23/17
Engineer's Certification Dated: 01/04/18
Hydrology File: K12D025

Dear Ms. McDowell:

PO Box 1293

Albuquerque

NM 87103

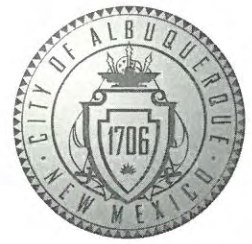
www.cabq.gov

Based upon the information provided in your submittal received 01/04/2018 and a site visit on 01/05/18, the site **is not** acceptable for permanent release of Certificate of Occupancy by Hydrology. The following comments need to be addressed for acceptance of the above referenced project:

1. The required pond in the rear does not exist (see photo below). Either, this pond needs to be built, or the pond in the front needs to pick up the difference of what was designed and the required 509CF.



CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

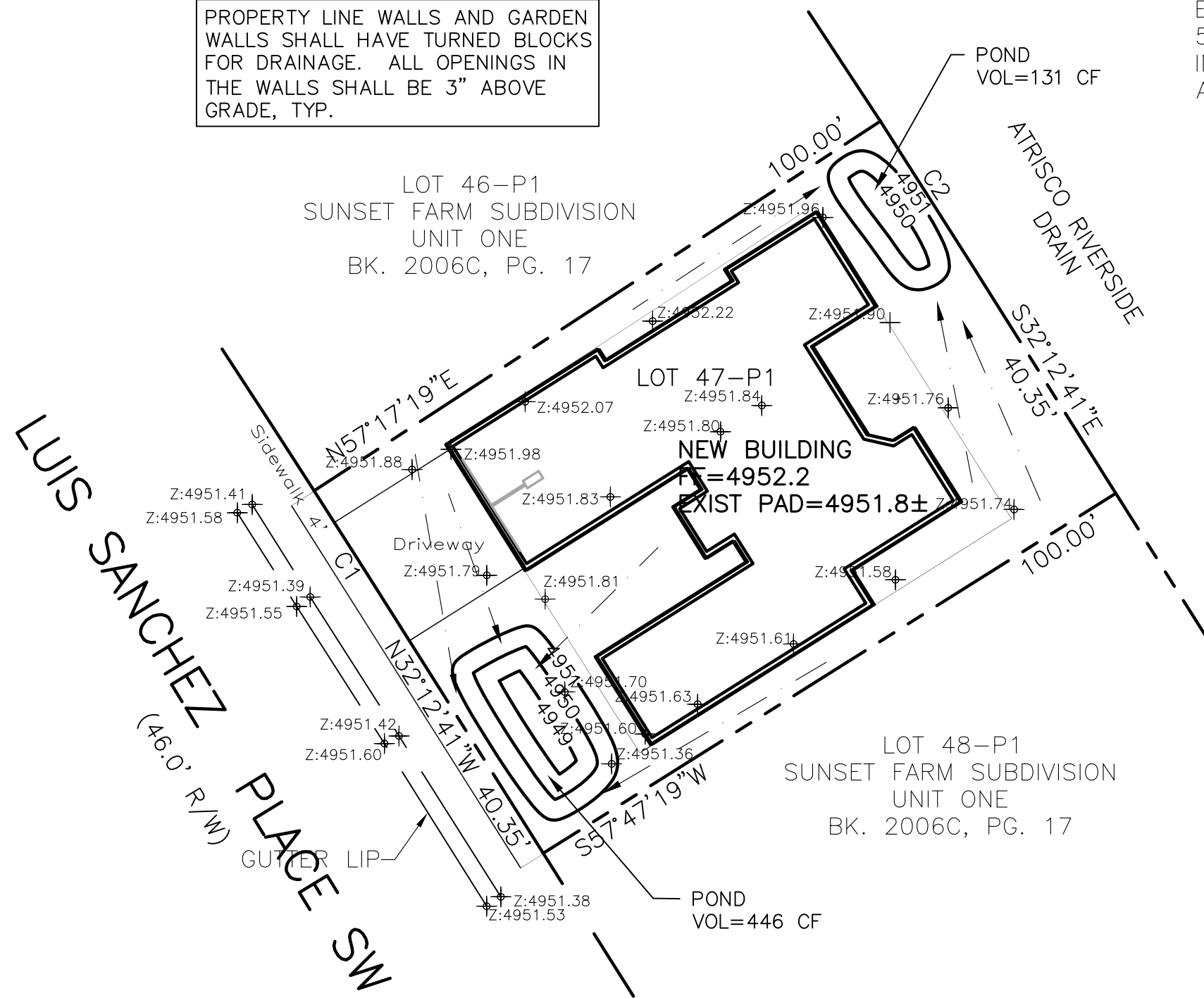
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

STANDARD GRADING NOTE:
THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET
(HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING
WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDDED.

CURVE TABLE				
CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING
C1	0°30'00"	23.78'	2724.50'	S32°27'41"E
C2	0°30'00"	24.65'	2824.79'	S32°27'41"E

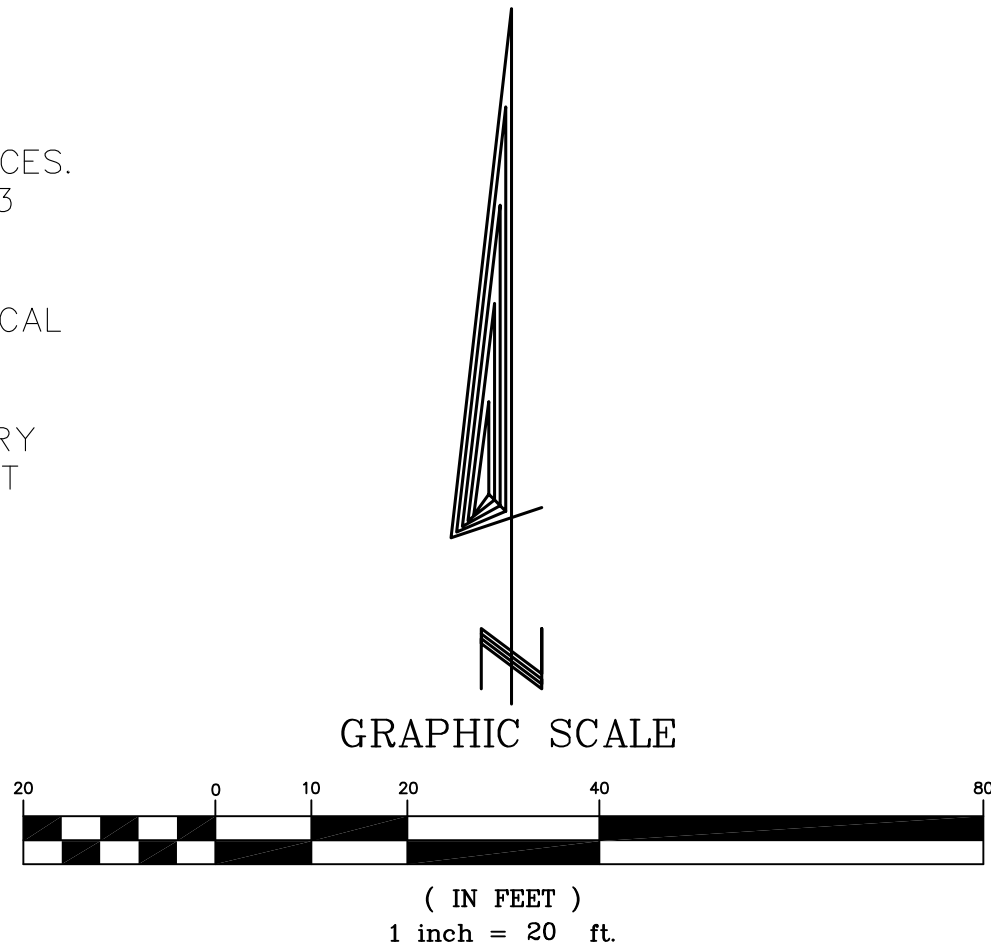
PROPERTY LINE WALLS AND GARDEN
WALLS SHALL HAVE TURNED BLOCKS
FOR DRAINAGE. ALL OPENINGS IN
THE WALLS SHALL BE 3" ABOVE
GRADE, TYP.



Per the COA:
For this lot the required pond volume is 509 CF
The provided Volume = 446+131=577 CF.

SURVEYOR NOTES:

1. FIELD SURVEY PERFORMED ON JUNE 2017.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BASIS OF BEARINGS IS STATE PLANE NAD 83
NM CENTRAL ZONE USING AGRS MONUMENT
"30-K12".
4. ELEVATIONS REFERENCED TO NAVD 88 VERTICAL
DATUM. PROJECT BENCHMARK IS ACS "30-K12"
EL.=4,956.466 FEET.
5. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY
INFORMATION SHOWN TAKEN FROM RECORD PLAT
AND SHOWN FOR ORIENTATION ONLY.



STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

This is the plan to be used for any garden walls and
any openings in the walls shall be placed 3" above
final grade in the rear yard to allow for cross lot
drainage from west to east (upstream to downstream).

DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

I, Jackie McDowell, NMPE #10903, of the firm McDowell Engineering, Inc., hereby
certify that this project has been graded and will drain in substantial
compliance with and in accordance with the design intent of the approved plan
dated 6-23-17. The record information edited onto the original design
document has been obtained by Christopher Medina, NMPS #15702 of the firm
Terra Land Surveys, LLC. I further certify that I have personally visited the
project site on January 4, 2018 and have determined by visual inspection that
the survey data provided is representative of actual site conditions and is true
and correct to the best of my knowledge and belief. This certification is
submitted in support of a request for Certificate of Occupancy. The record
information presented hereon is not necessarily complete and intended only to
verify substantial compliance of the grading and drainage aspects of this
project. Those relying on the record document are advised to obtain
independent verification of its accuracy before using it for any other purpose.



AS-BUILT CERTIFICATION 1-4-18

LEGEND

EXISTING PROPOSED

CONTOUR --- 6045 --- 6045

PROPERTY LINE - - - - -

ROAD - - - - -

SETBACK - - - - -

WALL - - - - -

SPOT ELEVATION Z:4951.76 ±

As requested by the COA in an email dated 6-23-17 the
following note is added to the plan.

DRAINAGE CERTIFICATION WITH SURVEY WORK BY
PROFESSIONAL SURVEYOR

I, Jackie McDowell, NMPE #10903, of the firm McDowell
Engineering, Inc., hereby certify that this project has been
graded and will drain in substantial compliance with and in
accordance with the design intent of the approved plan
dated 6-23-17. The record information edited onto the
original design document has been obtained by Christopher
Medina, NMPS #15702 of the firm Terra Land Surveys, LLC. I
further certify that I have personally visited the project site
on June 14, 2017 and have determined by visual inspection
that the survey data provided is representative of actual site
conditions and is true and correct to the best of my
knowledge and belief. This certification is submitted in
support of a request for Pad Certification for Building Permit
release. The record information presented hereon is not
necessarily complete and intended only to verify substantial
compliance of the grading and drainage aspects of this
project. Those relying on the record document are advised
to obtain independent verification of its accuracy before
using it for any other purpose.



ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown
on this plan on June 14, 2017 and as of that date it appeared that no
filling, grading, or excavation had occurred thereon since completion of the
topographic survey used to prepare this plan.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 47-P1, UNIT ONE
SUNSET FARM SUBDIVISION

SANCHEZ/GALLEGOS - GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.

7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122
TELE: 505-828-2430 • FAX: 505-821-4857

Designed JSM Drawn STAFF Checked JSM Sheet of

File SAN0317L Date JUNE,2017 1 1